

Houston Planning Commission

Parking Subcommittee Meeting

Monday, October 10, 2005

Summary

Those Present:

Bob Carlen, Frank Liu, Fred Martinez, Megan Sigler, Deborah McAbee
Steve Flippo, Theola Petteway, Tommy Friedlander, Wm. Reeves Gilmore

Guest Parking

Sub group met to further discuss the need for guest parking and potential solutions. Though group members do not agree that guest parking requirements are desirable, public incentives may encourage developers to provide guest parking in more projects.

City incentives for developers:

- Set back reductions
- 16' driveway where 28' is required to allow for parallel parking
- Alley's to allow homes to front on public streets with garage access from behind. This eliminates drive way cuts and allows more on-street parking. City services would be allowed in alley
- Also consider detention, compensating open space, mixed use

Issues:

When during the platting process would guest parking be evaluated?

Who would pay for alleys?

How would requirements be applied to lot-by-lot development?

Next Steps: Megan will create scenario of what works.

Dallas Parking Study: High Capacity Transit Corridors

Interviewed Director of DART, City of Dallas Planning Director

Dallas is conducting study of parking issues and will prepare a comprehensive parking plan covering all aspects of parking in the City. The area of particular interest is the City's focus on high capacity transit corridors. The study/plan will consider:

- Parking ratios
- Peak use times
- Mixed use concepts
- Vacant land and joint development of parking structures

Issues for Houston

- New shopping centers are over-parked. But, in multi-tenant centers, uses change regularly. Ratios are based on Urban Land Institute standards that have been researched and documented.
- Are chain pharmacies building to the minimum?

Potential Solutions

- Establish a parking ceiling
- Establish a grid based on need. Some parts may have a ceiling and some areas may have alternative ratios.
- Public/private partnerships to develop parking structures
- Are people (users) opposed to structured parking?
- Should we recommend a study of the Main Street corridor?
- Encourage structured parking in older areas to cut down on the concrete.

How do we tighten up “mixed” use parking requirements? Lease is not adequate because it doesn’t indicate how many others have leased the same space and doesn’t account for those spaces that are demolished at a later date.

Next Steps: Prepare concept paper